



CITY OF SUGAR LAND

Permits & Inspection Department
Monthly Building Summary
October 2013



Additional Departmental Data:
Food Inspection | Code Enforcement | Rental Program

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BUILDING

~ Code Corner ~

This Month's Topic: DANGEROUS BUILDINGS

When a property is neglected or vacated it can become a dangerous building. Chapter 3 Article XII, Sec. 3-190, 3-191 in the City of Sugar Land Code of Ordinances defines and declares regulations for a dangerous building.

Sec. 3-190. Dangerous buildings defined.

- (a) A building will be deemed dangerous if it has:
 - (1) A wall or other vertical member that lists, leans or buckles to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base;
 - (2) Exclusive of the foundation, 33 percent or more damage or deterioration to the supporting member or members or 50 percent damage or deterioration to the no supporting enclosing or outside walls or coverings;
 - (3) An improperly distributed load upon the floor or roof, or an overloaded roof or floor, or a floor or roof with insufficient strength to be reasonably safe for the purpose used;
 - (4) Damage by fire, wind or other causes so as to be dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the city;
 - (5) Dilapidation or decay, or unsafe or unsanitary conditions;
 - (6) Light, air or sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings occupying the premises;
 - (7) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes;
 - (8) Two or more violations of any provisions of this Code or other applicable codes, or a single violation that poses an imminent threat to life or property; or
 - (9) Been left unsecured from unauthorized entry to the extent that it may be entered and utilized by vagrants as a place of harborage or may be entered and utilized by children as a play area.
- (b) A building that is boarded up, fenced or otherwise secured in any manner may be deemed a dangerous building if:
 - (1) The building constitutes a danger to the public even though secured from entry; or
 - (2) It is found that the means utilized to secure the building is not adequate to prevent unauthorized entry of the building.

Sec. 3-191. Declaration of nuisance.

All dangerous buildings are declared to be public nuisances and must be vacated, secured, repaired, or demolished as provided for in this article.

Building Permits Quick Summary

	OCT 2013	OCT 2012	Fiscal YTD
Inspections	1599	2260	1599
Permits Issued	644	724	644
Total Permit Valuation	\$ 64,238,986	\$ 18,218,827	\$ 64,238,986
Total Cash Receipts	\$ 260,841	\$ 110,485	\$ 260,841

New Single Family Detached Permits

	OCT 2013	OCT 2012	Fiscal YTD
No. of Permits	9	20	9
Total Valuation	\$ 4,774,004	\$ 7,493,364	\$ 4,774,004

October 2013 Average Construction Value \$530,445

October 2012 Average Construction Value \$374,668

	New Homes	Average Construction Cost
Telfair	6	\$453,041
The Enclave at Lake Pointe	3	\$685,253

Certificate of Occupancy New Single Family Dwellings - 17



Add & Alter Permits

	OCT 2013	OCT 2012	Fiscal YTD
New Structures (Not Buildings)	5	6	5
Valuation	\$ 263,207	\$ 323,858	\$ 263,207
Residential	29	32	29
Valuation	\$ 647,098	\$ 689,725	\$ 647,098
☆ Non-Residential	23	30	23
Valuation	\$ 5,216,590	\$ 5,997,846	\$ 5,216,590

☆ Non-Residential includes commercial remodeling in existing buildings

Plan Review

	OCT 2013	OCT 2012	Fiscal YTD
☆ Residential , Pool, Sign & Misc Plans	86	86	86
Residential Irrigation Plans	26	53	26
Commercial Plans	95	103	95
Commercial Irrigation Plans	6	5	6

☆ Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	OCT 2013	OCT 2012	Fiscal YTD
Solicitation Licenses - Approved	7	2	7
Solicitation Licenses - Disapproved	2	0	2
Open Record Requests	29	32	29
Contractors Registered	154	92	154
Taxi Permits	0	0	0
Taxi Licenses	0	0	0

New Commercial

ADDRESS	BUSINESS NAME	SQ FT	VALUATION
18725 University Blvd	Timewise	5003	\$828,000
18545 University Blvd	Retreat at Riverstone	246,886	\$21,540,000
1227 Museum Square Dr	Savannah Square at Telfair	11,018	\$1,000,000
17228 W Grand Pkwy S	Vision Source Sugar Land	6065	\$880,000
744 Brooks St	Watercrest at Imperial Park	295,660	\$22,308,558

Occupancy Change Permits

ADDRESS	BUSINESS NAME
13500 W Airport Blvd Ste H	Casanelli
655 Industrial Blvd	Nitu Properties LLC
12890 State Hwy 6 Ste C	J3 Hanger
1307 Soldiers Field Dr	TDECU
4617 Austin Pkwy	Parkway Cleaners
16535 Southwest Fwy Ste 70	Calendars & More
16742 Southwest Fwy	Halloween Express
2715 Town Center Blvd N	Souper Salad
935 Eldridge Rd	Postal Boxes Sugar Land
1055 Eldridge Rd Ste 600	State Farm
12808 W Airport Blvd Ste 325D	BSP Web Ventures
13509 Southwest Fwy	Emoss Pharmacy
12808 W Airport Blvd Ste 303J	Aeon Multimedia, LLC
12808 W Airport Blvd Ste 303C	Insuremode
16227 Lexington Blvd	The Locker Room Sports Bar & Grill
15510 Lexington Blvd	CBS Lexington Center
13827 Southwest Fwy	Spec's Liquors
3527 State Hwy 6 Ste 250	Center Stage Gallery
3123 State Hwy 6	Civil Vapes
203 Century Square Blvd Ste 160	Shea Essence Day Spa
20403 University Blvd Ste 800	Rabon Communication Enhancement
4647 Sweetwater Blvd Ste A	Cadence Bank
4647 Sweetwater Blvd	Cadence Bank
16049 City Walk	The Vintage Pearl

Commercial Certificate of Occupancy

ADDRESS	BUSINESS NAME	SQ FT	TYPE
17520 Southwest Fwy	Costco Wholesale Warehouse	152,775	New
17522 Southwest Fwy	Costco Fuel Facility	3845	New
1111 State Hwy 6 Ste 70	Sugar Land Surgical Hospital	32,090	Remodel
14019 Southwest Fwy Ste 401	Salon Gity	2588	Remodel
16535 Southwest Fwy Ste 840	Icing	1506	Remodel
14141 Southwest Fwy 5 th Floor	United Health Group		Remodel
14141 Southwest Fwy 6 th Floor	United Health Group	57,000	Remodel
14141 Southwest Fwy 8 th Floor	United Health Group	36,700	Remodel
77 Sugar Creek Center Blvd Ste 350	Management Office	615	Remodel
77 Sugar Creek Center Blvd Ste 325	Ellington & Associates	2067	Remodel
13135 Dairy Ashford Rd Ste 800	Noble Drilling	1800	Remodel
14090 Southwest Fwy Ste 406	Randstad	1289	Buildout
2735 Town Center Blvd N Ste A	Masala Wok	2500	Remodel
2245 Texas Dr Ste 500	CVR Energy	10,918	Buildout
12550 Reed Rd Ste 300	Noble Drilling (Patio Deck Addition)	1614	Addition
2245 Texas Dr Ste 600	Cosentino	25,000	Buildout
☆ 4857 Sweetwater Blvd	Pure Barre	1430	Remodel
15989 City Walk	La Reve Bridal Couture	2139	Remodel
16659 Southwest Fwy Ste 371	Infectious Disease Specialist of Texas	1133	Remodel
4565 State Hwy 6 Ste L	Habiba's Exclusive Salon	1200	Remodel
1307 Soldiers Field Dr	TDECU	25,530	Remodel
☆ 15455 Southwest Fwy	CPR – Cell Phone Repair	1050	Buildout
☆ Temporary Cos			

Business Listing for Greatwood Districts**CO DATE**

Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
Unity Taekwondo Richmond	1270 Crabb River Rd	6/3/2013
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Elite Healthcare	19875 Southwest Fwy, Ste 110	2/20/2013
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Davita Greatwood Dialysis	20333 Southwest Fwy	7/26/2013
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

Code Enforcement



Overview

	OCT 2013	OCT 2012	Fiscal YTD
New Cases	114	163	114
Total Reinspections	0	0	0
Cases Closed	135	142	135
Citations Filed in Municipal Court	0	1	0
Property Liens Requested	0	0	0

Signage Along Public Streets (Hand-held or costume)	0	N/A	0
Temporary Signs Removed	282	266	282

Inspections Performed

	OCT 2013	OCT 2012	Fiscal YTD
Unsafe Structure	0	0	0
Pool/Spa/Stagnant Water	1	2	1
Junk Vehicle	65	17	65
Unhealthy Conditions of Property	28	39	28
Weeds/High Grass	39	91	39
Zoning	0	0	0
Trash/Refuse	0	0	0
Off Street Parking on Turf	1	7	1
Tree Trimming	144	64	144
International Property Maintenance Code (IPMC)	10	20	10
Construction without Permits	0	34	0
Signs or Banners without Permits	18	31	18

Complaints Received

	OCT 2013	OCT 2012	Fiscal YTD
Citizen Complaints	62	37	62
Internal Complaints	6	8	6
HOA Complaints	2	4	2
Total Complaints Received	70	49	70

Food Inspection



	OCT 2013	OCT 2012	Fiscal YTD
☆ Semi-Annual Inspections	67	72	67
Pre-Opening & Ownership Change Inspections	7	9	7
Temporary Events Permitted	16	19	16
Temporary Food Establishment Vendors	241	292	241
Temporary Food Events Inspected	1	1	1
Food Vendors Inspected at Temp Food Establishments/Events	6	40	6
Complaints Investigated	5	8	5
Plans Reviewed	8	10	8

☆ Inspections of fixed and mobile establishment operations, including follow-up inspections

Rental Program



	OCT 2013	OCT 2012	Fiscal YTD
Rental License Applications Received	221	171	221
Rental Licenses Issued	494	184	494
Rental Inspections	262	251	262